

Board of County Commissioners

Division of Planning & Development

Planning Department

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DEVELOPMENT REVIEW COMMITTEE MEETING

April 28, 2003

Present: Robbie Rogers-Director and Chairperson, Richard Helms-Development Review Coordinator, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk, Rolland Shrewsbury-Environmental Health, Skip Lukert-Building Official, Joe Payne-Coastal Engineering and Alysia Akins-Secretary.

Mr. Helms moved to approve the minutes from the April 21, 2003 meeting.

Mrs. Keenum seconded the motion and the motion carried.

Old Business-

None

New Business-

VOS: Clifton Villas

Major Development

Engineering Review

Lori Paris-Webb, Miller Sellen Conner and Walsh, was present and requesting engineering approval on a 58-unit subdivision. The County Engineer had a few comments that need to be addressed by the applicant in letter format.

Mr. Helms moved for engineering approval, subject to all of the Engineer's comments being addressed in letter format. Mr. Lukert seconded the motion and the motion carried.

VOS: Bridgeport Postal Park and Village Recreation Center (postal facility only)

Major Development

Engineering Review

Ed Abshier and Stephanie Vaughn, Grant and Dzuro, were present and requesting engineering approval to construct a postal facility. The County Engineer had two comments, which had been addressed on the full sets of plans submitted to the Engineer.

Roberta Rogers, Director
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Joey A. Chandler, Vice Chairman
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P.O. Box 530
Lake Panasoffkee, FL 33538

Richard Helms,
Development Coordinator
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Billy "Tiny" Rutter, Dist 3
(352) 748-4220
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Bernard Dew, County Administrator
(352) 793-0200
209 North Florida Street
Bushnell, FL 33513

James "Jim" Roberts, Dist 4
(352) 793-4776
209 North Florida Street
Bushnell, FL 33513

Benny G. Strickland, Chairman
Dist 1, (352) 753-1592 or 793-0200
209 North Florida Street
Bushnell, FL 33513

Robin Cox, Dist 5
(352) 793-6910
P.O. Box 1482
Webster, FL 33597

Mr. Helms moved for engineering approval, subject to all of the Engineer's comments being addressed and accepted by the Engineer. Mrs. Keenum seconded the motion and the motion carried.

Gresco Capstone Utility Supply, Inc.

Major Development

Preliminary Review

Sean Crowell and Keith Riddle, Riddle-Newman Engineering, Inc. and Ken Wagner, Wagner Construction, were present and requesting preliminary approval to construct offices, warehouses and storage areas. The subject property is located adjacent to the Wildwood Industrial Park with proposed access from CR 219. The proposed use is for storage of electrical components, which will be shipped in and out of semi tractor/trailers. The proposed heavy truck traffic generation is 80 trips per day. The Committee members stated that CR 219 is too narrow for the amount of traffic the use will generate. Mrs. Keenum added that the turn radius from SR 44 to CR 219 was too narrow. Mrs. Rogers will work with the applicant and Mr. Breeden to obtain information on the needed width and construction standard for the needed road improvements. The water and sewer will be provided by the City of Wildwood. The applicant is awaiting DEP approval. Proposed building height for the warehouses is 24'/offices - 12'. The proposed drainage retention area was discussed. The County Engineer had a few comments to be addressed by the applicant in letter format. The applicant inquired whether road impact fees could be used to widen CR 219. Mrs. Rogers explained the structure of the impact fee ordinance and use of the funds.

Mr. Helms moved to table this request until a new site plan can be submitted addressing CR 219 access issues. Mrs. Keenum seconded the motion and the motion carried.

The Villages: Eckerd at Southern Trace

Major Development

Preliminary Plan Review

Troy Locklin and Jeffrey Head, Farner - Barley and Associates, Inc., were present and requesting preliminary approval to construct a retail building. Staff comments have been addressed. Driveway connection to C-466 was discussed. The legal description does not include Wedgewood Drive. A revised legal will be provided that includes Wedgewood Drive. All proposed access roads were discussed. The County Engineer recommended approval with no comments.

Mr. Helms moved for preliminary approval, subject to all comments being addressed on a revised site plan. Mrs. Keenum seconded the motion and the motion carried.

Q & A/Public Forum-

None

The next DRC meeting is scheduled for May 5, 2003.

Mr. Helms moved to adjourn.

The meeting adjourned at 2:25 P.M.